

Army Lodging Wellness Recommendation



Final Submittal - Fort Hunter Liggett

February 27, 2004

3D/I

Fort Hunter Liggett

Table of Contents	Section 1 – Wellness Recommendation	1-1
	Introduction	1-1
	Methodology	1-1
	Demand Summary	1-2
	Lodging Summary	1-2
	Cost Summary	1-3
	Recommendation / Conclusion	1-4
	Section 2 – Lodging Master Plan	2-1
	Installation Summary	2-1
	Master Plan Summary	2-1
	Existing Lodging Summary	2-2
	New Lodging Building	2-3
	Section 3 – Demand Analysis	3-1
	Overview	3-1
	On Post Inventory	3-1
	Demand and Utilization	3-2
	Private Market Capability	3-4
	Demand Requirement Determination	3-4
	Summary and Recommendations	3-6
	Section 4 – Facility Assessment / Plans	4-1
Appendix	A	
Areas and Occupancy Matrix	A-1	

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Hunter Liggett Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities

assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and existing configuration of the existing Lodging building supports a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Due to the consideration of the new 104th Division needs, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion. Using this criterion, we expect an average occupancy of 83%, and 80% of the official demand is met.

Room Count and Mix Recommendation

57 rooms

Proposed room mix:

- 44 standard guest rooms;
- 12 extended-stay guest rooms offering a kitchenette;
- 1 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

The demand analysis has determined a need of 57 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Hunter Liggett Wellness Plan will be 58 rooms.

Lodging Summary

The following Lodging for Hunter Liggett is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The

table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						57	44	12	1
Existing Lodging Facilities									
128	50		46	4		0			
Totals	50	0	46	4	0	0	0	0	0
New Proposed Lodging Facility									
						58	44	12	2
Total Lodging Rooms									
						58	44	12	2

Summary of Room Count and Mix based on Configuration

- 58 rooms
 - 44 standard guest rooms;
 - 12 extended-stay guest rooms offering a kitchenette;
 - 2 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units						Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Upgrade Renovation Cost**	Renovation Cost***	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Condition Analysis / Upgrade Renovation Cost	New Construction Cost
Existing Lodging Facilities										
128	50	\$ 2,628,697		*****	\$ 5,126,890	51.27%	0			
New Proposed Lodging Facility										
							58	\$ 8,745,590		\$ 8,745,590
Total										
							58	\$ 8,745,590	\$ -	\$ 8,745,590

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Upgrade Renovation Cost includes Condition Assessment items and Upgrade Renovation Cost to meet Army Lodging Standards.

*** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

**** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

***** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Hunter Liggett	\$ 58.23
Off Post Cost per Room	\$ 57.16
Difference between On-Post and Off-Post Lodging per room	\$ (1.07)
% Savings of On-Post to Off-Post Lodging	-1.9%

The Cost Per Room at Hunter Liggett is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Average last 3 years of Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Although there is no savings for constructing a new Lodging facility at Hunter Liggett in lieu of using off-post lodging to support the demand requirement, it is our recommendation to build the facility to support the installation, since the cost difference is minimal. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Hunter Liggett is to construct a new main Lodging facility to accommodate the public and back-of-the house spaces and 58 rooms, to meet the 57 room requirement. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The existing Lodging facility does not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows

- Remove Lodging building 128 from the Lodging inventory due to condition of existing building systems and/or cost to renovate to meet Army functional criteria.
- Construct a new main Lodging facility to include 58 rooms. This building will be planned to include public and back-of-the-house Lodging functions for the total Lodging inventory.

Cost Summary

The cost for this recommendation will be:

New Lodging Facility	\$8,745,590
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Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 128
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory and removing administrative spaces from building 208.
- Remove building 128 from Lodging inventory.

Section 2

Lodging Master Plan



Fort Hunter Liggett, California

Installation Summary

Hunter Army Airfield, located in eastern Georgia and part of the Fort Stewart and Fort Hunter complex, is home to the largest helicopter unit in the Coast Guard. The installation also houses several major tenants including the 3rd Infantry Division, the 603rd Aviation Support Battalion, the 1st Battalion, and the 75th Ranger Regiment.

The Hunter Army Airfield Installation Guide, completed in 2001, incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of Hunter Army Airfield has been enhanced through the use of brick, and stucco. Medium sloped standing seam metal roofs, red brick, varying tones of stucco and EIFS, and small window and exterior openings are present, often shaded by overhangs or balconies. Low building masses exemplify the desired architecture of the installation.

Master Plan Summary

The existing Lodging facility at Hunter Liggett is located on the western edge of the installation. The administrative spaces that support Lodging operations are located in a separate facility, Building 229, currently shared by various Army departments, including Housing and Lodging. A thorough condition and functional assessment of building 128 noted significant deficiencies. Additionally, renovation of this building to the new Lodging standards and building configuration design is not viable within the 50% threshold. This existing Lodging site is in close proximity to a majority of the community facilities although is not recommended for planning future Lodging construction due to existing site constraints.

The proposed Hunter Liggett Lodging Master Plan reflects 58 Lodging rooms with replacement of the entire existing Lodging inventory in a new Lodging facility. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The Lodging administrative spaces located in Building 229 will be relocated with the existing guest rooms in building 128 to a new Lodging facility. This new facility will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 58 room Lodging facility is recommended on Infantry Road, adjacent to the existing snack bar and recreation facility.

Existing Lodging Summary



Building 128

Building 128, constructed in 1969, is the main Lodging facility for the installation. This building includes 4 family suites and 46 extended stay rooms. The front desk and administrative functions are currently housed in a separate, shared facility on the installation. Although this building facility was renovated within the last 5 years, it does not meet Lodging standards for a main Lodging facility and cannot be reconfigured without significant reconstruction. Although the cost to make condition assessment improvements is just over 50% of the replacement cost, it is our recommendation to remove this facility from the lodging inventory due to the age of the building, building systems, and additional cost that would be required to add support spaces to meet Army Lodging standards.

Our recommendation is to remove building 128 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Hunter Liggett Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging facility includes 58 rooms; 44 standard guest rooms, 12 extended stay rooms, and 2 family suites. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The lobby and back-of-the-house spaces are sized for the 58 total Lodging rooms on the installation.

The proposed new construction will be sited on the corner of Blackhawk Street and Infantry Road, to the east of the existing snack bar and recreation building. The lobby will be constructed of glass exterior curtain walls to enhance the approach to the building, while allowing maximum view and circulation. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a stucco exterior veneer. The architectural guidance for Fort Hunter Liggett is specific and incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of rooms, the core area and guest room wings will maintain a 2-story height that will be compatible with surrounding facilities on the installation. A single story covered drop-off area will provide pedestrian scale and will also emphasize the front façade of the facility.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			37646	38339
Public Areas			10796	11457
Exterior Entrance	N/A	N/A		0
Vestibule	1	1	0	0
Lobby (includes vestibule)	1	500-800	500-800	1232
Front Desk	2 station	100	100	106
Bell Cart Station	3	12	36	68
Breakfast Bar (Seat/Svc) - min.	1	550	550	691
Passenger Elevators	2	64	256	256
Stairs	4	230	1840	1390
Public Corridors	0	0	5800	5765
Public Telephone Area	2	6	12	21
Vending - Full Service	1	70	70	300
Vending - Ice Only	1	30	30	144
Women - Lobby	1	200	200	173
Men - Lobby	1	200	200	173
Multi-Purpose Room - (250 s.f. min.)	1	250	250	253
Study Rooms (1 per 25 ext stay units)	1	250	250	263
Guest Laundries (2 sets w/d per 75 units)	1	192	192	233
Gear Wash Rooms - (170 s.f. min.)	1	170	170	227
Guest Bulk Storage (1 per 4 family suites)	1	25 ea. 40 w/circ.	40	162
Guest Rooms	58		17700	17700
Guest Room - Standard	44	300	13200	13200
Guest Room - Ext. Stay	12	300	3600	3600
Guest Room - Family Suites	2	450	900	900
Back-of-House Areas			6042	6721
Manager's Office	1	180	180	181
Assistant Manager Offices	1	120	120	120
Front Office Manager	1	100	100	100
Admin. Offices	2 staff	200-250	200-250	387
Cash Room	1	75	75	75
Luggage Storage	1	75	75	52
Admin. Conference Room	1	250	250	251
Housekeeping Office	1	120	120	122
Dirty/Clean Linen Storage	0	50	0	0
In-House Laundry - (500 s.f. minimum)	1	500	500	501
Receiving Office	1	75	75	76
Maintenance Area	1	175	175	175
Kitchen Prep Room	1	150	150	159
Break Room	1	210	210	217
Staff Toilet - Men	1	100	100	73
Staff Toilet - Women	1	100	100	73
Access Corridor	0	0	730	730
Receiving -min.	1	150	150	195
Housekeeping Rooms	1 per 15 units	128	512	648
Service Elevator	1	80	160	170
Data/Commo Room	1	100	100	102
Switch Closets	2	16	32	126
Janitor Closet	1	50	50	69
Mechanical Room	0	0	464	521
General Storage Room - (500 s.f. min.)	1	500	500	535
Bulk Storage Room - (500 s.f. min.)	1	500	500	657
Electrical Room	2	140	280	321
Elevator Equipment Room	1	84	84	85
Exterior			400	
Playground (Outdoor)	1	0	0	0
Grounds Maintenance	1	400	400	0
* Add on factor to cover s.f. for partitions and any space not included in numbers above.				

Cost Summary

The New Construction Cost: \$8,745,590

- The cost is for a building of 58 rooms.
- All costs are adjusted by the Area Cost Factor of 123% for Fort Hunter Liggett, CA.

Cost Analysis

Summary of Project Replacement Cost (based on 38,339 s.f.)

CSI	Percent	Amount
02 Site Work	3.72%	\$219,904.63
Parking Lots		\$59,827.20
Site Earthwork		\$160,077.43
03 Concrete	15.41%	\$910,168.54
Floor Construction		\$527,533.99
Slab on Grade		\$118,504.35
Stair Construction		\$27,121.50
Standard Foundations		\$237,008.70
04 Masonry	4.79%	\$283,080.87
Exterior Walls		\$283,080.87
07 Thermal & Moisture Protection	7.23%	\$427,010.21
Roof Construction		\$135,897.48
Roof Coverings		\$291,112.73
08 Doors & Windows	7.54%	\$445,608.09
Exterior Doors		\$17,430.33
Exterior Windows		\$334,560.00
Interior Doors		\$93,617.76
09 Finishes	21.02%	\$1,241,928.52
Ceiling Finishes		\$420,549.84
Floor Finishes		\$417,432.78
Partitions		\$235,893.81
Wall Finishes		\$168,052.10
11 Equipment	1.37%	\$81,222.44
Commercial Equipment		\$18,603.75
Other Equipment		\$62,618.69
13 Special Construction	4.83%	\$285,358.47
Communications & Security		\$128,458.72

Sprinklers		\$156,899.76
14 Conveying Systems	4.47%	\$264,204.00
Elevators and Lifts		\$264,204.00
15 Mechanical	17.70%	\$1,045,721.40
Cooling Generating Systems		\$379,213.92
Domestic Water Dist		\$135,054.00
Plumbing Fixtures		\$531,453.48
16 Electrical	6.99%	\$412,939.29
Electrical Service & Distribution		\$410,239.44
Site Lighting		\$2,699.85
19 FF&E	4.91%	\$290,000.00
Interior FF&E allowance		\$290,000.00
Total Raw Cost	100.00%	\$5,907,146.44

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$32,489.31
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$590,714.64
Total Additional Hard Cost		\$623,203.95

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$326,517.52
SIOH Conus	6.50%	\$445,696.41
Design	10.00%	\$653,035.04
08 MYr Inflation Fct	9.93%	\$789,991.02
Total Soft Cost		\$2,215,239.99
Total Project Cost for Replacement		\$8,745,590.38

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-???) HERE

Overview

Section 3 Demand Analysis

Fort Hunter Liggett is the largest land area United States Army Reserve Command post, encompassing over 165,000 acres. Fort Hunter Liggett is located on the central coast of California, 150 miles south of San Francisco and 250 miles north of Los Angeles. The installation is a center for training activities for soldier units of all types.

The relatively small population at Fort Hunter Liggett increased annually since 1998, growing from 199 in FY98 to 353 in FY02. The installation expects the population to remain near this recent level, declining slightly to 337 by FY04 and remaining at that level annually thereafter.

In FY02, Fort Hunter Liggett's lodging demand comprised 94% Temporary Duty (TDY) personnel, 1% Permanent Change of Station (PCS) personnel and 5% unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory.

The majority of TDY personnel attended training classes that typically lasted 3 to 4 days. The majority of PCS stays averaged 25 days.

The table below describes Fort Hunter Liggett's official demand population.

Fort Hunter Liggett Official Market Demand Analysis		
	TDY	PCS
Total Demand:	94%	1%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	79% (4 days)	25% (7 days)
More than 14 days	21% (14 days)	75% (25 days)

Source: Fort Hunter Liggett Lodging Administration, compiled by HVS International

On Post Inventory

Fort Hunter Liggett's lodging inventory has 50 rooms.

Demand and Utilization

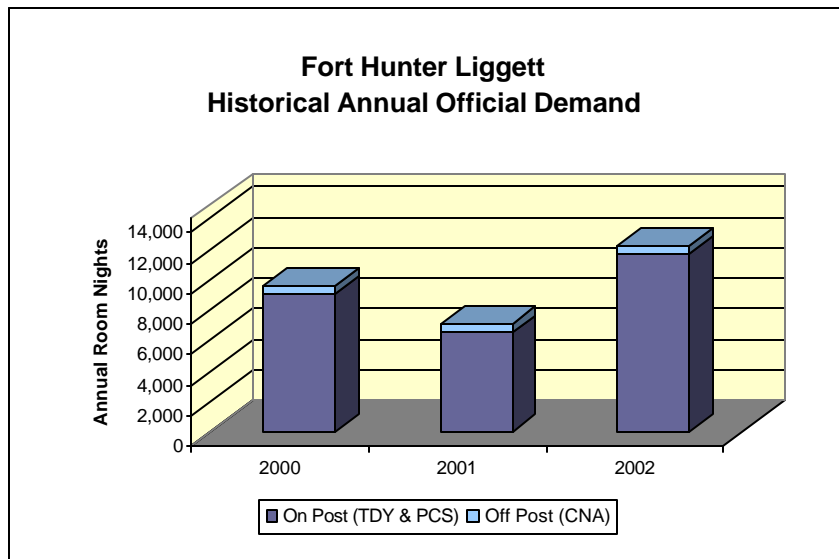
Data Summary

Official demand, including Certificates of Non-Availability (CNAs), totaled 12,256 room nights in FY02, up from 7,142 in FY01 and 9,528 in FY00. In FY02, official demand averaged 34 room nights per day. The increase in FY02 demand was attributed to heightened TDY demand during the late fall months of 2001 and the winter months that followed.

PCS demand represented only a minimal part of demand at this installation, decreasing from 161 total room nights in FY01 to 99 total room nights in FY02. PCS demand occurred only in October, November, December, and February of FY02.

Reported CNAs increased from 464 room nights in FY00 to 642 in FY01, and then moderated to 520 room nights in FY02. In FY00 and FY01, the greatest CNA activity occurred June through August, concurrent with the training activity on post. In FY02, CNA activity was higher in the first half of the fiscal year.

The following chart summarizes Fort Hunter Liggett's historical data; it identifies the annual official demand both on and off post.

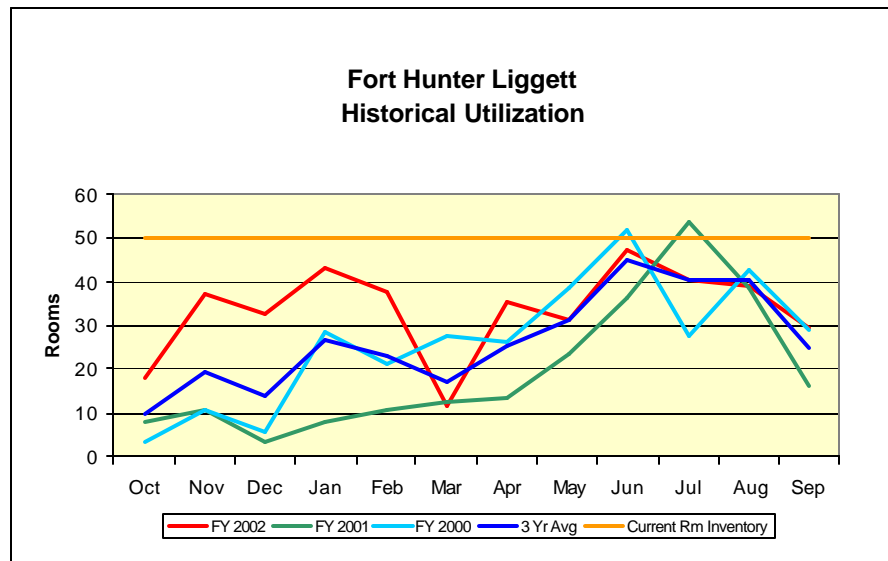


Source: Fort Hunter Liggett Lodging Administration, compiled by HVS International

Lodging occupancy at Fort Hunter Liggett decreased from 61.0% in FY00, to 51.3% in FY01, and then increased to 66.3% in FY02. The increase in occupancy to the most recent level was attributed to the increase in TDY demand during the first half of the fiscal year.

After the increase in FY02, lodging demand trends are now stabilizing on post. Occupancy recently reached the mid 60% range due to an increase in training activities.

The following chart summarizes Fort Hunter Liggett's historical utilization data by month.



Source: Fort Hunter Liggett Lodging Administration, compiled by HVS International

Monthly variances between years are significant, reflecting the varied timing of training classes and related activity which occurs at Fort Hunter Liggett. The strengthened early FY02 demand is also apparent.

Seasonality

The records indicate some seasonality to Fort Hunter Liggett's lodging demand. Class activity and soldier training sessions increase during the summer months; although recent increased training activity strengthened demand during the fall and winter seasons as well.

Factors Influencing Demand

Lodging management indicated a new contract for the 104th Division, which has a daily requirement that averages 30 rooms. This is entirely new demand to the installation; therefore an adjustment has been made to our analysis.

Private Market Capability

Fort Hunter Liggett provides a referral list to five area hotels inclusive of 230 rooms within a 30-minute rush-hour driving time radius of the installation. These rooms are contained primarily within small motels or limited-service properties, ranging from 14 to 100 rooms. Four of the hotels are located in King City, California, twenty-two miles from the installation, while the Hacienda Inn with 14 rooms is located on post. The largest property is the Motel 6 with 100 rooms. In general, the accommodations represent good quality lodging alternatives for the market.

Reported CNA activity is generally minimal at this installation and overall lodging requirements are low. Therefore, when needed, private market hotel rooms are generally available despite the minimal number of nearby motels.

Room rates within the private market generally range from \$35 to \$65. The overall weighted average rate offered by hotels on the referral list was \$52. Rates remained relatively stable in recent years and are not expected to increase significantly in the future.

The FY02 off-post lodging per diem rate was \$94.00; substantially higher than the rates offered by the referral list of hotels. Because of the readily available rooms at the \$52 rate, our quantitative analysis uses this number as this reflects actual government rate paid.

Due to the number of independent motels and the limited number of facilities in the area, Smith Travel Research does not compile enough data on this sub-market to allow for a trend report and corresponding chart.

Demand Requirement Determination

We reviewed FY98 and FY99 data on a qualitative basis; however we used only the FY 00 - FY 02 data as a basis for future demand projections since it was complete and reflected the current tempo of operations more accurately.

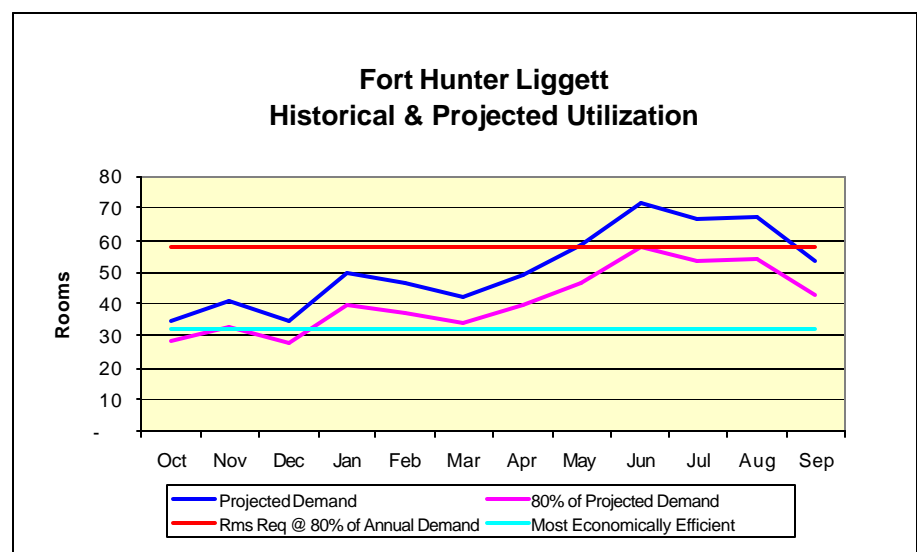
The normalization process eliminated monthly demand variances that were 20% greater or 20% less than average demand for FY00 through FY02. Variances greater or less than 20% of the average are atypical

and unlikely to recur. For Fort Hunter Liggett, normalization resulted in a decrease of demand in FY00 by approximately 110 room nights. Demand for FY01 increased 215 room nights while FY02 decreased by 3,228 room nights.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 57; generating occupancy of 83%. As implied by the criterion, at least 80% of the official demand is met each month. On an annual basis, 93% of the official demand is met. This method takes into consideration the addition of the 30 daily rooms required by the 104th Division.

Another method to determine the number of rooms to be provided at the installation applies the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. However, this method utilizes only historical room nights captured; it does not take into consideration the new 104th Division lodging needs. Therefore, the number of rooms required to achieve this equilibrium for Fort Hunter Liggett is only 32 rooms. With a room inventory of 32 rooms, the expected occupancy is a very high 95% and only 59% of the official demand is met.

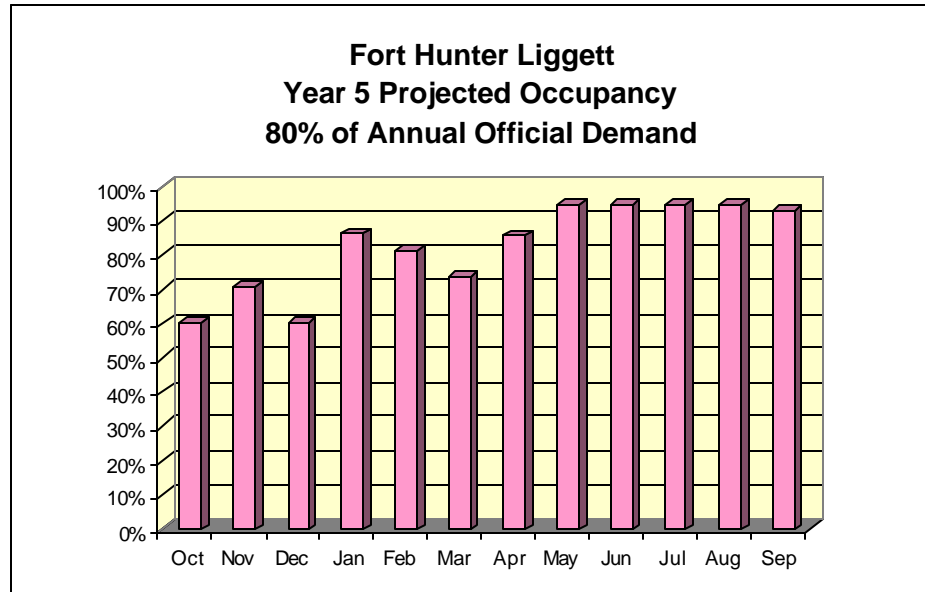
The chart below compares the alternatives to room inventory to projected demand.



Source: Fort Hunter Liggett Lodging Administration and HVS International

Due to the consideration of the new 104th Division needs, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion, or 57 units. Fort Hunter Liggett’s projected FY08 Average Daily Rate is \$36.54, based on projected operating costs and exclusive of Wellness recommended capital improvement costs.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: HVS International

Using the “80% of Annual Official Demand” criterion, the average occupancy is 83%, and at least 80% of the official demand is met each month. On a monthly basis, occupancy varies from a low of 60% in December to 95% in May through August.

Summary and Recommendation

- Fort Hunter Liggett’s population increased to over 350 personnel in FY02; the installation forecasts activity will remain stable with a population near 340 by FY06 and beyond
- The local private sector lodging market is reportedly stable and has the capacity to house personnel off-post; moreover; reported room rates are reasonable when compared to the cost of lodging personnel on post

- Official demand strengthened in FY02 concurrent with heightened activity in the fall of 2001 through early 2002; demand has heightened considerably with the addition of a contract for 30 rooms daily for the 104th Division
- CNA activity was relatively low during the historical period shown; however, this activity reflects demand prior to the addition of the new contract
- Providing a room inventory equal to the results of the “80% of Annual Official Demand” criterion will generate an annual occupancy rate of 83%.

Room Count and Mix Recommendation

- 57 rooms
- Proposed room mix:
 - 44 standard guest rooms
 - 12 extended-stay guest rooms offering a kitchenette
 - 1 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



*Building 128, Gibb Hall
128 Infantry Road
Fort Hunter Liggett, California*

Building 128

Building 128, constructed in 1969, is the main Lodging facility for the installation. This building includes 4 family suites and 46 extended stay rooms. The front desk and administrative functions are currently housed in a separate, shared facility on the installation. Although this building facility was renovated within the last 5 years, it does not meet Lodging standards for a main Lodging facility and cannot be reconfigured without significant reconstruction. Although the cost to make condition assessment improvements is just over 50% of the replacement cost, it is our recommendation to remove this facility from the lodging inventory due to the age of the building, building systems, and additional cost that would be required to add support spaces to meet Army Lodging standards.

Our recommendation is to remove building 128 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Hunter Liggett Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 33 extended stay rooms and 3 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 123% for Fort Hunter Liggett, CA.

Cost Analysis

• Condition Assessment Cost	\$2,628,697
• Replacement Cost	\$5,126,890
• Condition Assessment to Replacement Cost Ratio	51.27%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 128 is not recommended.



Building 128
Roof

Attributes

01.Number of Units Constructed	50
02.Number of Units Used	50
03.Main Lodging Facility	Yes
04.Single Room w/o FullKitchen	46
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	4
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	46
11.Operating as Extended Stay	4
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	33
15.Renovated to Family Suite	3
16.Delta renovation	-14
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Building 128
Typical Standard Room Kitchenette

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The guest room hard goods consist of a head board, two night stands, dresser, easy chair and a 3x3 table with two chairs. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All were installed in the 1980s and are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundations consist of wall bearing continuous footings. No clear failures or significant differential settlement can be seen from the exterior. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The foundation is concrete slab on grade and is in fair condition. In exposed concrete slab areas, some evidence of cracking is visible but not serious.
- Recommendation: Repair cracks in slabs, clean and reseal.

Superstructure

Floor Construction

- Analysis: The first floor is slab on grade. The second floor is wood frame construction with wood decking interior and concrete topping at the exterior walks, all in good to fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is common wood framing, 2x6 rafters with V-joint tongue and groove plank roof decking, in good to fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are wood frame studs construction on the building long dimensions and concrete masonry units at the end walls, all of original construction and in good to fair condition.
- Recommendation: Repair or replace exterior stucco finish.

Exterior Windows

- Analysis: The windows are satin finish aluminum frame, thermal glazed, double hung, of original construction and in fair condition.



Building 128
New Electrical Service
120/208 volts, 800 amps, 2003

- Recommendation: Replace windows with new energy efficient units.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors and metal frames. Exterior doors are in fair to poor condition.
- Recommendation: Replace exterior doors and frames.

Roofing

Roof Coverings

- Analysis: The roofing is a spray polyurethane foam insulation and white elastomeric finish coating with aluminum gutters and downspouts, replaced in 2003 and in like new condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs, of original construction and are in fair condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are 1-3/8" hollow core wood doors in metal frames, in fair condition. The frames are in good condition but not suitable for 1-3/4" doors.
- Recommendation: Replace hollow core doors with solid core and install new frames and hardware.

Stairs

Stair Construction

- Analysis: All stairs are exterior, of steel construction with concrete treads and steel rails, apparently of original construction and in good to fair condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Interior wall finishes are primarily paint on drywall throughout. Several of the guest rooms were re-painted in the late 1990s, good condition. Guest baths have glaze finish 4x4 ceramic tile wainscot plus full height at the tub with paint above the wainscot. The back of house areas are of a much older renewal, in fair to poor condition.
- Recommendation: Install vinyl wallcovering in guest rooms, guest baths and common areas. Paint back of house spaces. Note: there is a contract in place to install wallcovering and paint, scheduled to start January 20, 2004.

Floor Finishes

- Analysis: The guest rooms have carpet with wood base, estimated late 1980s to early 1990s, in fair to poor condition. Guest baths have 1x1 ceramic tile with 6x6 ceramic tile base, in good condition.
- Recommendation: Replace the carpet and base in the guest rooms. Install VCT flooring in the common area laundry and back of house storage. Note: there is a contract in place to replace the carpet in all 50 rooms, scheduled to start January 20, 2004.

Ceiling Finishes

- Analysis: The ceilings are almost all painted drywall, mostly of the late 1990s, in good condition except for the back of house spaces.
- Recommendation: Repaint guest room and back of house ceilings. Install acoustical panel ceiling in common areas. Note: there is a contract in place to paint guest room ceilings, scheduled to start January 20, 2004.

Conveying

Elevators and Lifts

- Analysis: There is no elevator in the building.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The guest room baths have American Standard floor mounted tank water closet, integral bowl counter lavatories and porcelain steel tubs, estimated in the early 1980s, in fair condition. There is a single compartment stainless sink at the kitchenette.
- Recommendation: Replace all guest room plumbing fixtures. Replace the kitchenette sinks in 38 of the 50 rooms.

Domestic Water Distribution

- Analysis: The domestic water piping is copper most of which is building original and in fair condition. Hot water is supplied from a gas fired water heater with separate storage tank, installed in 2003 (2001 serial number) and in like new condition.
- Recommendation: Replace domestic water distribution system.

HVAC

Cooling Generating Systems

- Analysis: HVAC is supplied with Frederick thru-wall package DX units with electric heat, installed in 2003 and in like new condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is served from a utility pad mount transformer supplying 120/208 volt power to an interior Square D distribution panelboard with an 800 amp main breaker. The new service, completed in 2003 and in like new condition, backfeeds the old original service panelboard, a Delta with a 300 amp main breaker. The new 800 amp service was installed to serve the new HVAC system. The lighting in the guest rooms consists of a 2x4 box surface ceiling fluorescent unit, a surface drum unit at the kitchenette and dressing type incandescent four lamp strip at the bath lavatory plus bedside table lamps.
- Recommendation: No corrective action required to the electrical distribution system except to replace to old original service panelboard. Replace lighting in the guest rooms, common and back of house areas.

Communications and Security

- Analysis: A new fire alarm system, under installation and scheduled for completion in 2004, features a Notifier addressable control panel.
- Recommendation: No corrective action required.

Equipment

Commercial Equipment

- Analysis: In house laundry is done on a shared basis using guest service laundry equipment.
- Recommendation: No corrective action required.

Other Equipment

- Analysis: There is a guest use laundry on the first floor shared by housekeeping for linens and towels. The laundry has two each Speed Queen washers and dryers, installed in 2003, in like new condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building. However, there is a concrete swale at the rear of the building which holds water.
- Recommendation: Reconstruct concrete swale and provide supplemental subsurface drainage to relieve standing water.

Site Improvements

Parking Lots

- Analysis: The parking lot consists of surface treatment asphalt surface and has adequate spaces for the building. The lot has access to the main roads and is adjacent to the building. The parking lot is in fair condition.
- Recommendation: Install asphalt parking area and re-stripe.

Site Electrical Utilities

Site Lighting

- **Analysis:** Site lighting is provided by steel arm pole-mounted round head HID fixtures in parking areas adjacent to the building. Site lighting appears to be in good condition. The parking lot fixtures provide adequate lighting in the front of the building but there is a lacking of security lighting in the rear.
- **Recommendation:** Install additional exterior area security lighting.

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Conference Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Administration Offices**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Break Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bulk Storage Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Cash Room**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Office Manager**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **General Storage Area**
Undersized; space is 380 s.f, standard is 500 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **In-House Laundry Area**
Undersized; space is 250 s.f, standard is 500 s.f.
Space is also utilized as a guest laundry area for the facility.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Kitchen Preparation Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Luggage Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Maintenance Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Manager's Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Service Elevators**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms (Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Extended Stay Rooms**
Oversized. Existing guest rooms are approx. 360 s.f., standard is 300 s.f. 10 units have individual kitchenettes, 36 have shared kitchenettes.
Renovation not required; facility will be replaced as part of Wellness Recommendation
- **Family Suites**
Meets majority of functional criteria. All rooms have a kitchenette with cabinets, stove, microwave, refrigerator, and sink.
Renovation not required; facility will be replaced as part of Wellness Recommendation.

Public Spaces

- **Accessible Public Toilets**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bell Cart Station**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Breakfast Bar**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Desk**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Space is also utilized as an in-house laundry for the installation.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Guest Study Areas**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Lobby**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Multi Purpose Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Passenger Elevators**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Does not exist, is required based on Functional Criteria. Corridors are exterior balconies. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
One pay phone serves the current facility; standard is two pay phones. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**
Does not meet functional criteria; stairs are exterior. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vending**
Meets majority of Functional Criteria. Renovation not required.
- **Vestibule**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging facility is located within a loosely defined campus area in close proximity to the community facilities. Exterior building architecture and material selections blend with the surrounding facilities.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.

- **Site Amenities**

The exterior common areas do not meet Lodging standards. Required exterior common areas and site amenities do not exist. Existing landscape and site work is in poor condition.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	2.42%	\$37,763.16
Inadequate Parking Area		\$34,384.05
Poor Drainage: Pavement Areas		\$3,379.11
03 Concrete	0.22%	\$3,467.00
Slab on Grade: Damaged or Cracked		\$3,467.00
08 Doors & Windows	17.78%	\$277,417.92
Al. Windows - Beyond Useful Life		\$51,458.28
Exterior Wood Doors: Beyond Useful Life		\$144,404.00
Interior Door Frame, Steel - Damaged or Failing		\$27,896.39
Wood Door - Beyond Useful Life		\$53,659.25
09 Finishes	16.78%	\$261,947.83
Acoustical Ceiling Tile: Beyond expect useful life		\$1,450.71
Carpet: Beyond Useful Life		\$58,602.53
Concrete floor: Sealer missing or inadequate		\$2,296.66
Interior ceilings: Paint Failing		\$14,461.75
Interior walls: Paint failing		\$675.63
Stucco Wall: Damaged or Failing		\$125,043.03
VCT: Beyond Useful Life		\$2,491.88
Vinyl walcovering, missing or inadequate		\$56,925.64
10 Specialties	0.31%	\$4,769.33
Bathroom fixtures inadequate		\$4,769.33
11 Equipment	10.48%	\$163,636.74
Unit Kitchen: Beyond Useful Life		\$163,636.74
13 Special Construction	6.34%	\$98,916.90
Fire Sprinklers: Missing or Inadequate		\$98,916.90
15 Mechanical	16.65%	\$259,794.86
Domestic water system: Beyond expected useful life		\$57,339.19
Lavatory: Beyond expected useful life		\$43,603.50
Pipe, sewer or waste: Beyond expected useful life		\$27,512.23
Tub: Beyond expected useful life		\$97,459.05
Water closet: Beyond expected useful life		\$33,880.89
16 Electrical	13.01%	\$202,997.70
Branch Circuits: Beyond Expected Useful Life		\$77,934.01
Building sevice: Beyond expected useful life		\$3,763.13
Fixtures, fluorescent: Beyond expected useful life		\$16,670.87
Fixtures, Incandescent: Missing or inadequate		\$95,964.60
Inadequate exterior Lighting		\$3,945.84
Panelboard: Beyond expected useful life		\$2,091.00
Panelboard: Damaged or failing		\$2,628.25
19 FF&E	16.02%	\$250,000.00
Hard and soft goods: Beyond expected useful life		\$250,000.00

Building 128

Total Raw Cost **100.00%** **\$1,560,711.00**

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,583.91
Force Protection	9.00%	\$155,282.94
General Conditions	10.00%	\$156,071.10
Total Additional Hard Cost		\$319,937.95

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$188,064.90
SIOH Conus	6.50%	\$134,466.40
Design	10.00%	\$188,064.90
08 MYr Inflation Fct	9.93%	\$237,450.64
Total Soft Cost		\$748,046.83
Total Project		\$2,628,695.78

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.72%	\$128,687.37
Parking Lots		\$37,392.00
Site Earthwork		\$91,295.37
03 Concrete	14.81%	\$512,857.98
Floor Construction		\$301,150.38
Slab on Grade		\$67,557.75
Stair Construction		\$9,040.50
Standard Foundations		\$135,109.35
04 Masonry	5.06%	\$175,302.37
Exterior Walls		\$175,302.37
07 Thermal & Moisture Protection	6.98%	\$241,776.07
Roof Construction		\$75,442.57
Roof Coverings		\$166,333.50
08 Doors & Windows	8.33%	\$288,561.69
Exterior Doors		\$17,430.33
Exterior Windows		\$226,320.00
Interior Doors		\$44,811.36
09 Finishes	18.32%	\$634,277.43
Ceiling Finishes		\$196,546.50
Floor Finishes		\$220,656.09
Partitions		\$127,093.35
Wall Finishes		\$89,981.49
11 Equipment	5.08%	\$175,932.44
Commercial Equipment		\$18,603.75
Other Equipment		\$157,328.69
13 Special Construction	4.70%	\$162,671.66
Communications & Security		\$73,229.27
Sprinklers		\$89,442.39
14 Conveying Systems	3.81%	\$132,102.00
Elevators and Lifts		\$132,102.00
15 Mechanical	17.07%	\$591,042.06
Cooling Generating Systems		\$216,174.96
Domestic Water Dist		\$87,453.00
Plumbing Fixtures		\$287,414.10
16 Electrical	6.92%	\$239,710.40
Electrical Service & Distribution		\$237,010.55
Site Lighting		\$2,699.85
19 FF&E	5.20%	\$180,000.00
Interior FF&E allowance		\$180,000.00
Total Raw Cost	100.00%	\$3,462,921.45

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
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Spirit	0.50%	\$19,046.07
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$346,292.15
Total Additional Hard Cost		\$365,338.21

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$191,412.98
SIOH Conus	6.50%	\$261,278.72
Design	10.00%	\$382,825.97
08 MYr Inflation Fct	9.93%	\$463,113.09
Total Soft Cost		\$1,298,630.76
Total Project Cost for Replacement		\$5,126,890.43

INSERT BUILDING 128 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.